

# \$589,900 - 2248 4 Avenue, Edmonton

MLS® #E4461084

## \$589,900

3 Bedroom, 2.50 Bathroom, 2,121 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Daytona Homes presents the Aviator at its finest! This 2,108 sq. ft. two-story home with front-attached garage features 3 bedrooms, 2.5 bathrooms, and a spacious bonus room—perfect for modern family living. The main floor offers 9 ft. ceilings and a sunken great room, creating an open and inviting space. A private half bathroom is conveniently located off the foyer. The open-concept layout flows through the great room and dining nook, leading into a stylish kitchen complete with a built-in microwave and a large walk-in pantry. Upstairs, you'll find two bedrooms—each with walk-in closets—a generous bonus room, full main bathroom with double sinks and a linen closet, and a well-equipped laundry room with hanging rail and additional storage. The primary suite features a large walk-in closet and a luxurious ensuite with dual sinks and a relaxing soaker tub. This home combines thoughtful design, functional space, and modern finishes!



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461084  |
| Price     | \$589,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,121                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 2248 4 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T0T 0T0       |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

### Additional Information

Date Listed            October 6th, 2025

Days on Market      30

Zoning                Zone 53

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Listing information last updated on November 5th, 2025 at 4:02am MST